

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Page 1 of 3

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_\_ Determined Eligibile-NR
- \_\_\_\_\_ Determined Not Eligible-NR
- \_\_\_\_\_ Determined Eligibile-SR
- \_\_\_\_\_ Determined Not Eligible-SR
- \_\_\_\_\_ Need Data
- \_\_\_\_\_ Contributes to Eligibile NR District
- \_\_\_\_\_ Noncontributing to Eligibile NR District

## I. IDENTIFICATION

1. **Resource Number:** 5CF406.65
2. **Temporary Resource Number:** 87
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Troy Laundry
6. **Current Building Name:** Downtown Auto Body
7. **Building Address:** 144 W. 1st St.
8. **Owner Name and Address:** Nicoletti, Vincent M. & Rick L., 3062 W. 41st Ave., Denver, CO 80211

**Parcel Number:** 368132405100  
**SHF Grant Number:** 2001-02-004

## II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 50N **Range** 9E  
 1/4 1/4 SW 1/4 SE 1/4 **of Section** 32

### 10. UTM Reference

**Zone** 13 **Easting** 413552 **Northing** 4265652

### 11. USGS Quad Name:

Salida East, Colo.  
**Year:** 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.

### 12. Lot (s):

16  
**Addition:** Salida Original Townsite

**Block(s):** 5

**Year of Addition:** 1880

### 13. Boundary Description and Justification:

Boundary includes the building and the urban parcel on which it is situated.

## III. ARCHITECTURAL DESCRIPTION

### 14. Building Plan (footprint, shape):

L-Shaped  
**Dimensions in Feet: Length** 147 **X Width** 30

### 16. Stories:

1  
**17. Primary External Wall Material(s) (enter no more than two):**

Brick

### 18. Roof Configuration (enter no more than one):

Flat

### 19. Primary External Roof Material (enter no more than one):

Asphalt

### 20. Special Features (enter all that apply):

Decorative Cornice

### 21. General Architectural Description:

One-story, very long, L-shaped, painted brick commercial building with flat roof and cornice of bands of molded brick. Slightly projecting molded cornice above storefront (now sagging). Large paneled and glazed overhead garage door at east end of façade with clerestory windows above. Pedestrian entrance with door with large rectangular light at west end of building. Large plate glass display window between doors with painted plywood kickplate. Large clerestory windows above door and windows.

22. **Architectural Style/Building Type:** Late 19th and Early 20th Century American Movements/Commercial Style

23. **Landscaping or Special Setting Features:**

N/A

24. **Associated Buildings, Features, or Objects:**

None

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1909-1914 Actual

**Source of Information:** Sanborn maps, 1909 and 1914

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

28. **Original Owner:** Unknown

**Source of Information:**

29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

This building received a large rear addition between 1914 and 1926, which resulted in an L-shaped plan. The 1981 survey form photograph shows that the garage door on the front is a replacement since that date.

30. **Original Location:** Yes **Date of Moves**

#### V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Specialty Store

**Intermediate Use(s)** Commerce and Trade/Specialty Store

33. **Current Use(s):** Commerce and Trade/Specialty Store

34. **Site Type(s):** Commercial Building, Automobile Service and Garage Building

35. **Historical Background:**

Based on Sanborn fire insurance map evidence, this masonry building was probably erected between 1909 and 1914. A steam laundry occupied an earlier iron clad building at this site and the 1914 Sanborn states that a steam laundry occupied this building at that date. The Troy Laundry was located here (addressed as 150 W. 1st street) in 1909 and 1911-12. John M. Campbell was the proprietor. Campbell came to Salida in 1881 and entered business in 1892. The Salida Mail commented that "since that time it can be safely said that he has made as many friends as any man in town, for his genial good nature and square business dealing have increased his business to a point where it has enabled him to equip his laundry completely with steam." In 1908 a new mangle was installed.

The Salida Transfer Company's office and warehouse was located in this building according to the 1922-23 and 1927-28 city directories. The business featured household goods and piano moving and storage. Frank M. Peairs was the proprietor.

The 1927-28 and 1930-31 city directories also list the Rainbow Garage at this address (number 144). The 1929 and 1945 Sanborn maps show this property in use as a garage. A large rear addition, erected between 1914 and 1926, had resulted in an L-shaped building that had a capacity of forty cars. The Rainbow Garage probably took its name from the nickname for U.S. 50 through central Colorado—"The Rainbow Route." The Speedway Garage was shown at this location in a 1937 photograph. The address is not listed in the 1951 city directory. At the time of the 1981 historic buildings survey, this building housed Downtown Auto Body.

NOTE: The rear of this parcel once held an iron clad building that was labeled on 1909 and 1914 Sanborn maps as "Negro tenements." The building had served as baled hay storage in 1904. This building was removed when the principal building was expanded between 1914 and 1929.

36. **Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Mail, 31 December 1909; Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, 1992), 247.

## VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
  - B. Associated with the lives of persons significant in our past;
  - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
  - D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This building was erected during the early twentieth century to house a steam laundry and was later converted to an automobile garage, reflecting the impact of automobiles on downtown Salida. The garage door is a nonhistoric replacement.

43. Assessment of Historic Physical Integrity Related to Significance:

The building retains its basic historic integrity since its conversion to a garage by 1930.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is located in an existing National Register District, the Salida Downtown Historic District.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: Contributing

## VIII. RECORDING INFORMATION

47. Photographic Reference(s): 5: 27; 6: 3, 5, 11.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02

49. Date(s): September 2002

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

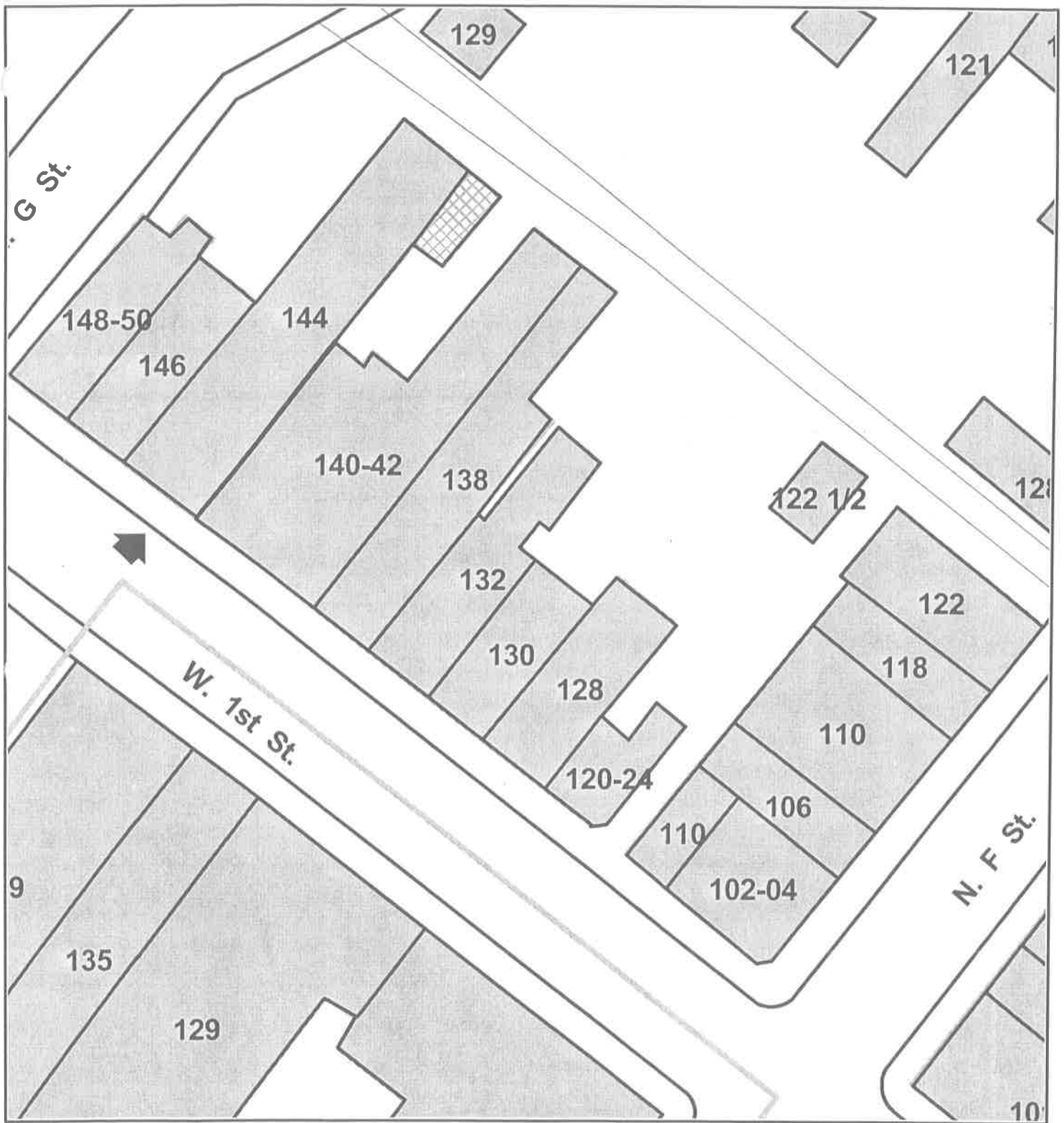
52. Address: 3635 W. 46th Ave.

53. Phone Number(s): (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

Colorado Historical Society-Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

Downtown Salida Historic Buildings Survey, 2001-02  
Sketch Map

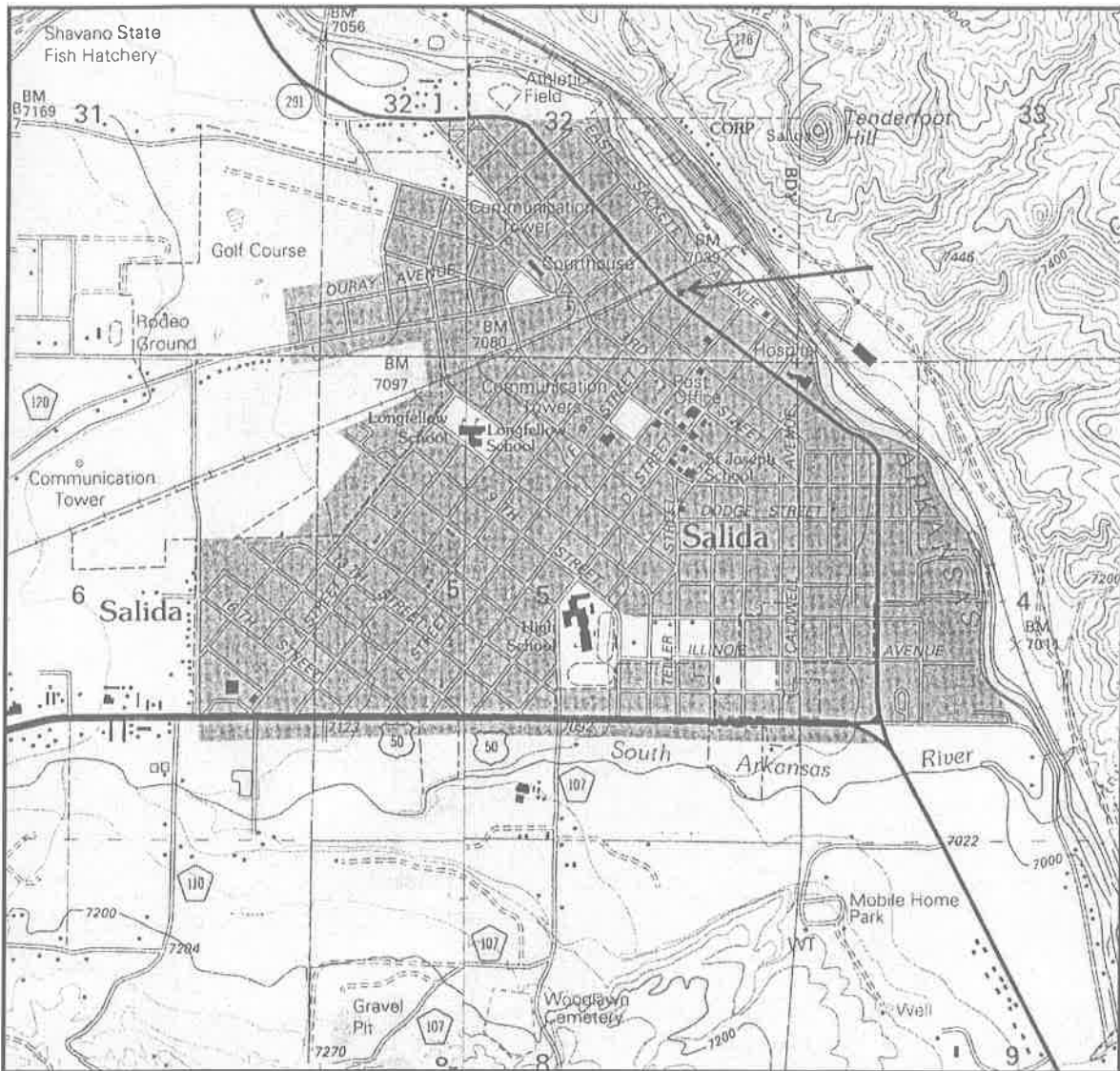


144 W. 1st Street, 5CF406.65



**Downtown Salida Historic Buildings Survey, 2001-02**  
**USGS Location Map**

144 W 1st St, 5CF406.65



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).

